

Indian Springs Community Association, Inc.
Indian Springs Green Space, LLC
Minutes of the Regular Board Meeting

Date: January 17, 2023

The Board meeting was called to order by Indian Springs President Nickie Langdon at 7 p.m. Present were Board members: Nickie Langdon (President), Charlie Harrett (Vice-President), Bill Roof (Treasurer), Peggy Grant (Co-Secretary, by phone), Linda Hestand (Co-Secretary), Brent Nash, Bill Gregory, Todd Hall, Bruce Roberson. Homeowners and guests who were also present are listed on the sign-in sheet for the meeting. Special invited guest at the meeting was the police chief from the City of Meadow Vale – Officer Ray Spann.

1. Special Report: City of Meadow Vale Police Department

Officer Ray Spann with the Meadow Vale Police Department was invited to our meeting to share how his police department works to provide security for neighborhoods, to get neighborhood safety ideas, and to see if our HOA may be interested in contracting with the City of Meadow Vale for extra police coverage. Officer Spann went over his credentials, which include being a former Jefferson County police officer who retired before the merger of City and County governments. He has been with the Meadow Vale police department for four years and is one of four officers on that force. We learned that his group has the ability to enforce the law anywhere in Metro Louisville and has two marked police cars. They patrol the Meadow Vale, Brownsboro Farm, and Rolling Hills neighborhoods. They are also active in the Rolling Hills and Westport Plaza shopping centers. We discussed the efficacy of installing security cameras vs. on-site police security.

Nicki will contact the Meadow Vale mayor to get a cost proposal for coverage 10 – 20 hours/month. Officer Spann will check to see if their insurance extends to our neighborhood. The ISCA Board will discuss this further once the additional information is gathered. Further discussion includes whether this coverage might replace our current coverage or be in addition to that currently provided.

2. Minutes. The November annual board meeting minutes were previously sent to the Board members. The reading of the minutes was dispensed with. Bill Roof moved to accept the minutes as sent. The motion was seconded and passed. They have already been posted as we had also approved the minutes at the December community Christmas party. There was no December board meeting.
3. Financial Report. Bill R. reviewed our 2022 financials. The balance sheet showed the HOA account in good shape with \$47,364 including already-received HOA and Jagger's annual common space maintenance fees. As projected months ago, the Greenspace budget was about \$35,000 over because of higher lawn maintenance costs and \$7,000 in repairs to our Toro mower. The budget was \$105,500 and we spent about \$141,000. Our Reserve account balance is \$100,664 and it is our goal to increase that balance over the coming years.

Brent asked that the idea of a long-term comprehensive plan for Greenspace improvements be explored, which could include intentional plantings such as trees, shrubs, pollinator gardens, etc.... The Greenspace has been under ISCA ownership and Board control for about 10 years, and several board members agreed it was a good idea to look into a 5 or 10-year proposed plan, including costs. We did not get a proposed plan from the previous consultant, as the contract was terminated before the review was finished. Charlie will ask his contacts for names of firms, consultants, landscape design experts, etc.

4. CC&R Violations/property conditions.

1. Ratify purchase and installation of trash containers on the Greenspace, as previously approved by email. Bill R moved to have Mow Better replace and install six of the old trash cans with the new metal trash cans, total not to exceed \$7,000. Charlie seconded and the motion passed.
2. Goose population: A recent count of geese was at about 75, which isn't enough to do a round up by the Kentucky Department of Fish and Wildlife.
3. Hole 13 pond leak: Linda met with an engineer from Vector Engineering and forwarded his summary of the issue to the Board members. We will move forward with getting a formal proposal to find out options and costs to determine if the pond can be fixed.
4. D & O Insurance: Nicki will ask Jennifer if this policy has been renewed and get a copy of the policy for Peggy's files.

5. Old business.

1. Cart paths: Charlie reviewed the bids for sealing the cart paths in 2023. Libbs Paving \$41,800; PSI \$48,985; and Down to Earth \$95,000. Nicki moved to accept the bid from Libbs, Charlie seconded and the motion passed. The contract will be signed and the work will commence in April 2023. The community will be notified once the schedule is determined.
2. A section of cart path that MSD had dug up and contracted out for repair was sinking again. Charlie will ask Kip to notify MSD that another repair is needed.
3. Brent will keep up with a punch list of items regarding the new island at the front entrance. The electricity to Martin's lights has been restored after being out due to the construction on the new island.

6. New Business.

1. Overflow parking along Indian Lake Drive near the Freys Hill Road entrance has become a safety issue when there is a big event at EP "Tom" Sawyer Park. Charlie was able to get a "No Parking" sign approved through Metro Government and one will be installed at the back entrance. A length of the curb will be painted yellow to further prevent parking by event goers.

2. Jennifer got an estimate of \$13,500 from Antique Restoration to clean and restore the patina on the life size bronze Native American sculpture at the front entrance and is working to obtain another estimate.
3. Bruce said that the erosion between the cart path and lake at old hole #6 was worsening. Bill will ask Mow Better to take a look and install some rip rap if needed to protect the soil surface from erosion.
4. Evidence of a homeless tent city has been spotted in the wooded area behind the Panda Express and mattress store. It will be reported to Kip for action by the proper Metro authorities.
5. Jagers plans to open for business on January 25.

Adjourn: 8:43 pm.

Respectfully submitted,

Peggy Grant (Co-Secretary, by phone), *Linda Hestand* (Co-Secretary)